

## Message Text

UNCLASSIFIED

PAGE 01 BANGKO 15310 301116Z  
ACTION HA-05

INFO OCT-01 EA-12 ISO-00 /018 W  
-----011917 301119Z /13  
P 300944Z MAY 78  
FM AMEMBASSY BANGKOK  
TO SECSTATE WASHDC PRIORITY 5317

UNCLAS BANGKOK 15310

E.O. 11652: N/A  
TAGS: SREF  
SUBJ: RENTAL OF NEW OFFICE SPACE

FOR HA/ORM/LOWMAN

PASS TO INTERNATIONAL RESCUE COMMITTEE, NEW YORK

1. SUMMARY: THE PRESENT LOCATION OF THE EMBASSY REFUGEE SECTION/JVA OFFICE IS INCONVENIENT. THE PRINCIPAL REASONS ARE THE DISTANCE AND TRAVEL TIME FROM THE EMBASSY WHERE THE COORDINATOR, DEPUTY COORDINATOR, AND JVA REPRESENTATIVE HAVE TO SPEND CONSIDERABLE TIME, AND THE LACK OF A CLASSIFIED COURIER BETWEEN THE TWO LOCATIONS. WE REQUEST THE DEPARTMENT'S EARLY CONCURRENCE IN PROVIDING AN ADDITIONAL \$620.00 MONTHLY TO THE JVA/BANGKOK BUDGET TO COVER THE INCREASED RENT AND AN ESTIMATED \$6500 TO \$7000 FOR START-UP COSTS FOR A NEW SITE IN A BUILDING ACROSS THE STREET FROM THE EMBASSY. WE HAVE TO MAKE A WRITTEN COMMITMENT IN EARLY JUNE AND CAN MOVE IN AUGUST. END SUMMARY

2. THE REFUGEE SECTION IS SITUATED TOO FAR FROM THE EMBASSY, BUT SUITABLE CLOSER SPACE WAS UNAVAILABLE WHEN THE SECTION'S RAPID GROWTH LAST FALL NECESSITATED A MOVE OUT OF THE CRAMPED USIS QUARTERS IT WAS OCCUPYING. MANY WORK HOURS ARE WASTED COM-  
UNCLASSIFIED

UNCLASSIFIED

PAGE 02 BANGKO 15310 301116Z

MUTING TO THE EMBASSY FOR MEETINGS OR TO PICK UP IMMEDIATE CABLES. THERE IS ALSO INCREASING CONCERN ABOUT THE DANGER OF FIRE IN THE CHOKCHAI BUILDING, WHERE THE MANAGEMENT IS NOT OVERLY CONCERNED ABOUT SAFETY PRECAUTIONS. THE MANAGEMENT HAS ALSO BEEN LESS THAN COOPERATIVE IN ADMINISTRATIVE MATTERS, SUCH AS PROVIDING AIR-CONDITIONING DURING HOLIDAYS OR

PROVIDING PROPER DAILY ELEVATOR SERVICE. IT CHARGES OVER \$36.00 AN HOUR FOR AIR-CONDITIONING OUTSIDE OF NORMAL OFFICE HOURS.

3. FOR SOME TIME THE REFUGEE SECTION HAS BEEN INVESTIGATING OFFICE SPACE CLOSE TO THE EMBASSY. UNTIL THIS WEEK, THE MOST CONVENIENT LOCATION WE COULD FIND WAS IN THE PARKING GARAGE OF A NEARBY OFFICE BUILDING. THE MANAGEMENT OF THE BUILDING WOULD HAVE CONSTRUCTED THE OUTSIDE SHELL OF AN OFFICE, BUT THE REFUGEE SECTION WOULD HAVE HAD TO PUT UP ALL INSIDE PARTITIONS, ELECTRICAL WIRING, LIGHT FIXTURES, ETC. THE GENERAL SERVICES SECTION HAD ESTIMATED THAT THE START-UP COSTS WOULD BE \$50,000.00.

4. OFFICE SPACE HAS UNEXPECTEDLY BECOME AVAILABLE IN THE SHELL BUILDING, DIRECTLY ACROSS THE STREET FROM THE EMBASSY. ON THE 12TH FLOOR 385 SQUARE METERS WILL BE AVAILABLE IN AUGUST, AT A COST OF \$5.15 PER SQUARE METER. THE MONTHLY RENT WOULD BE APPROXIMATELY \$1980.00, WHICH IS \$80.00 ABOVE THE PRESENT RENT. UTILITIES AND JANITORIAL SERVICE WOULD TOTAL ABOUT \$300.00 A MONTH, WHICH IS THE SAME AS OUR PRESENT COSTS, AND NON-OFFICE HOUR AIR-CONDITIONING CHARGES WOULD BE SUBSTANTIALLY REDUCED. THERE WILL BE A ONE-TIME CHARGE TO BUY THE OFFICE PARTITIONS, ESTIMATED AT \$6500, AND POSSIBLY A CHARGE OF UNCLASSIFIED

UNCLASSIFIED

PAGE 03 BANGKO 15310 301116Z

\$300 FOR MOVING THE INSIDE PARTITIONS. WE HOPE TO BE ABLE TO MOVE OUR OWN OUTSIDE TELEPHONE LINE TO THE SHELL BUILDING, WHICH WILL INVOLVE A FLAT FEE OF \$100. IF THIS IS NOT POSSIBLE, WE MUST PAY A REFUNDABLE DEPOSIT OF \$1500 FOR USE OF SHELL BUILDING'S OUTSIDE LINE. A REFUNDABLE DEPOSIT FOR THREE MONTHS ADVANCE RENT IS REQUIRED.

5. THE 385 SQUARE METERS NOW AVAILABLE IS APPROXIMATELY 3/4 OF THE OFFICE SPACE WE ARE PRESENTLY USING. WHILE IT WOULD BE POSSIBLE TO PUT OUR ENTIRE STAFF IN THIS SMALLER SPACE, IT WOULD BE CROWDED. THERE IS A STRONG POSSIBILITY THAT ANOTHER 90 SQUARE METERS WILL BECOME AVAILABLE ON THE 8TH FLOOR OF THE SMAE BUILDING. WE PROPOSE TO RENT THAT SPACE ALSO. THIS WOULD INVOLVE AN ADDITIONAL MONTHLY COST OF \$465.00 FOR RENT AND \$75.00 FOR UTILITIES. WE SHOULD KNOW BY JUNE 1 WHETHER THIS SPACE WILL BE AVAILABLE.

6. THE MANAGEMENT OF THE SHELL BUILDING NEEDS TO HAVE A DEFINITE COMMITMENT FROM US BEFORE JUNE 15, AS THEY HAVE SEVERAL OTHER OFFERS FOR THESE OFFICES. PLEASE REPLY BY CABLE TO CONFIRM THAT THESE ADDITIONAL EXPENSES CAN BE CHARGED TO THE IRC CONTRACT

FOR THE JOINT VOLAG OFFICE IN THAILAND.

7. TO RECAP, THE FOLLOWING COSTS WOULD BE INVOLVED  
IN THIS MOVE:

INCREASED MONTHLY RENT FOR 8TH AND 12TH FLOORS	\$ 620/MONTHLY
ONE-TIME CHARGE FOR OFFICE PARTITIONS	\$ 6500-7000
CHARGE FOR EMBASSY TELEPHONE LINE	\$ 100

THE FOLLOWING DEPOSITS (FULLY REFUNDABLE) WILL BE  
REQUIRED:

THREE MONTHS ADVANCE RENT FOR 8TH AND 12TH FLOORS	\$ 7335
DEPOSIT FOR ADDITIONAL OUTSIDE TELEPHONE LINE,	

UNCLASSIFIED

UNCLASSIFIED

PAGE 04 BANGKO 15310 301116Z

IF WE CANNOT TRANSFER THE  
EMBASSY LINE. \$ 1500  
WE BELIEVE \$2000 SHOULD ALSO BE SET ASIDE FOR MIS-  
CELLANEOUS CONTINGENCIES.  
WHITEHOUSE

NOTE BY OC/T: NOT PASSED ABOVE ADDEE.

UNCLASSIFIED

NNN

## Message Attributes

**Automatic Decaptioning:** X  
**Capture Date:** 01 jan 1994  
**Channel Indicators:** n/a  
**Current Classification:** UNCLASSIFIED  
**Concepts:** n/a  
**Control Number:** n/a  
**Copy:** SINGLE  
**Draft Date:** 30 may 1978  
**Decaption Date:** 01 jan 1960  
**Decaption Note:**  
**Disposition Action:** n/a  
**Disposition Approved on Date:**  
**Disposition Case Number:** n/a  
**Disposition Comment:**  
**Disposition Date:** 01 jan 1960  
**Disposition Event:**  
**Disposition History:** n/a  
**Disposition Reason:**  
**Disposition Remarks:**  
**Document Number:** 1978BANGKO15310  
**Document Source:** CORE  
**Document Unique ID:** 00  
**Drafter:** n/a  
**Enclosure:** n/a  
**Executive Order:** N/A  
**Errors:** N/A  
**Expiration:**  
**Film Number:** D780225-0914  
**Format:** TEL  
**From:** BANGKOK  
**Handling Restrictions:** n/a  
**Image Path:**  
**ISecure:** 1  
**Legacy Key:** link1978/newtext/t1978059/aaaaahjy.tel  
**Line Count:** 143  
**Litigation Code IDs:**  
**Litigation Codes:**  
**Litigation History:**  
**Locator:** TEXT ON-LINE, ON MICROFILM  
**Message ID:** f3d3cba3-c288-dd11-92da-001cc4696bcc  
**Office:** ACTION HA  
**Original Classification:** UNCLASSIFIED  
**Original Handling Restrictions:** n/a  
**Original Previous Classification:** n/a  
**Original Previous Handling Restrictions:** n/a  
**Page Count:** 3  
**Previous Channel Indicators:** n/a  
**Previous Classification:** n/a  
**Previous Handling Restrictions:** n/a  
**Reference:** n/a  
**Retention:** 0  
**Review Action:** RELEASED, APPROVED  
**Review Content Flags:**  
**Review Date:** 21 apr 2005  
**Review Event:**  
**Review Exemptions:** n/a  
**Review Media Identifier:**  
**Review Release Date:** n/a  
**Review Release Event:** n/a  
**Review Transfer Date:**  
**Review Withdrawn Fields:** n/a  
**SAS ID:** 2782465  
**Secure:** OPEN  
**Status:** NATIVE  
**Subject:** RENTAL OF NEW OFFICE SPACE FOR HA/ORM/LOWMAN PASS TO INTERNATIONAL RESCUE COMMITTEE, NEW YORK  
**TAGS:** SREF, ABLD  
**To:** STATE  
**Type:** TE  
**vdkgvwkey:** odbc://SAS/SAS.dbo.SAS\_Docs/f3d3cba3-c288-dd11-92da-001cc4696bcc  
**Review Markings:**  
Sheryl P. Walter  
Declassified/Released  
US Department of State  
EO Systematic Review  
20 Mar 2014  
**Markings:** Sheryl P. Walter Declassified/Released US Department of State EO Systematic Review 20 Mar 2014